



**SITE AT
FLOODGATE
STREET**

BIRMINGHAM B5 5SR /// clown.soft.entry

TO LET
21,400 SQ FT OF
OPEN ARCHES SUITABLE
FOR FLEXIBLE
COMMERCIAL USE

SPACE TO THRIVE @

SITE AT **FLOODGATE STREET**

A RARE OPPORTUNITY TO RENT
A LARGE FLEXIBLE SPACE IN
THE HEART OF DIGBETH.

The space can be used in multiple ways, for a range of operators including padel courts, event space, or storage and distribution. Ceiling heights are 12.7m, and the space is fully customisable for you to tailor your own fit out across the arches.

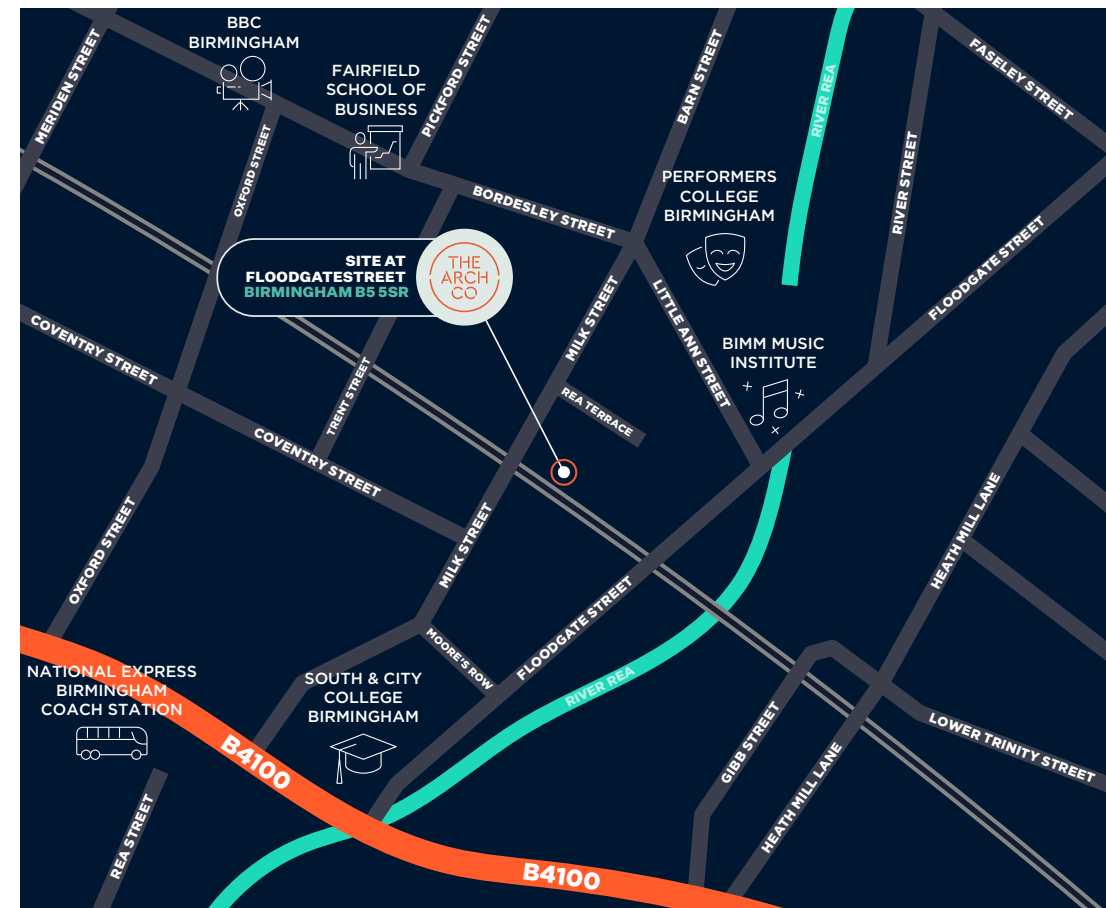
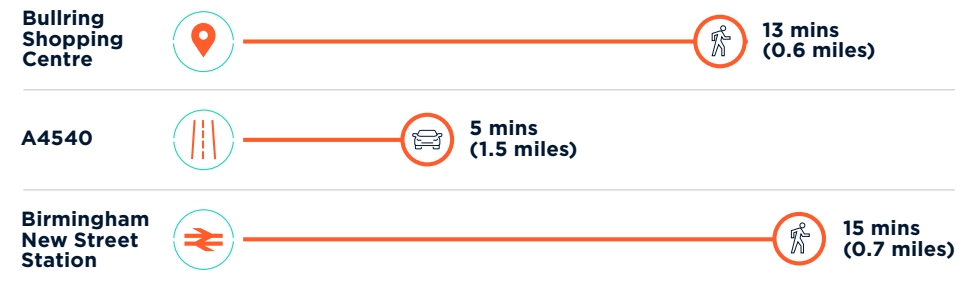
Ready to let with 3-phase power, water and drainage, and gas supply.

LOCATION

LOCATED IN THE HEART OF DIGBETH, FLOODGATE STREET AND THE SURROUNDING AREA IS A DEVELOPING BOHEMIAN DISTRICT AND KNOWN FOR STREET ART, EVENTS AND INNOVATIVE WORKSPACES AT THE CUSTARD FACTORY AND EASTSIDE PROJECTS.

Just a few minutes from the city centre, Floodgate Street offers unparalleled access to transport links and a thriving community.

TRAVEL TIMES



ACCOMMODATION

	SQ FT	RENT PA
LAND	2,830	POA
WAREHOUSE	18,570	
TOTAL	21,400	POA

SPECIFICATION



Total eaves height
2.7m



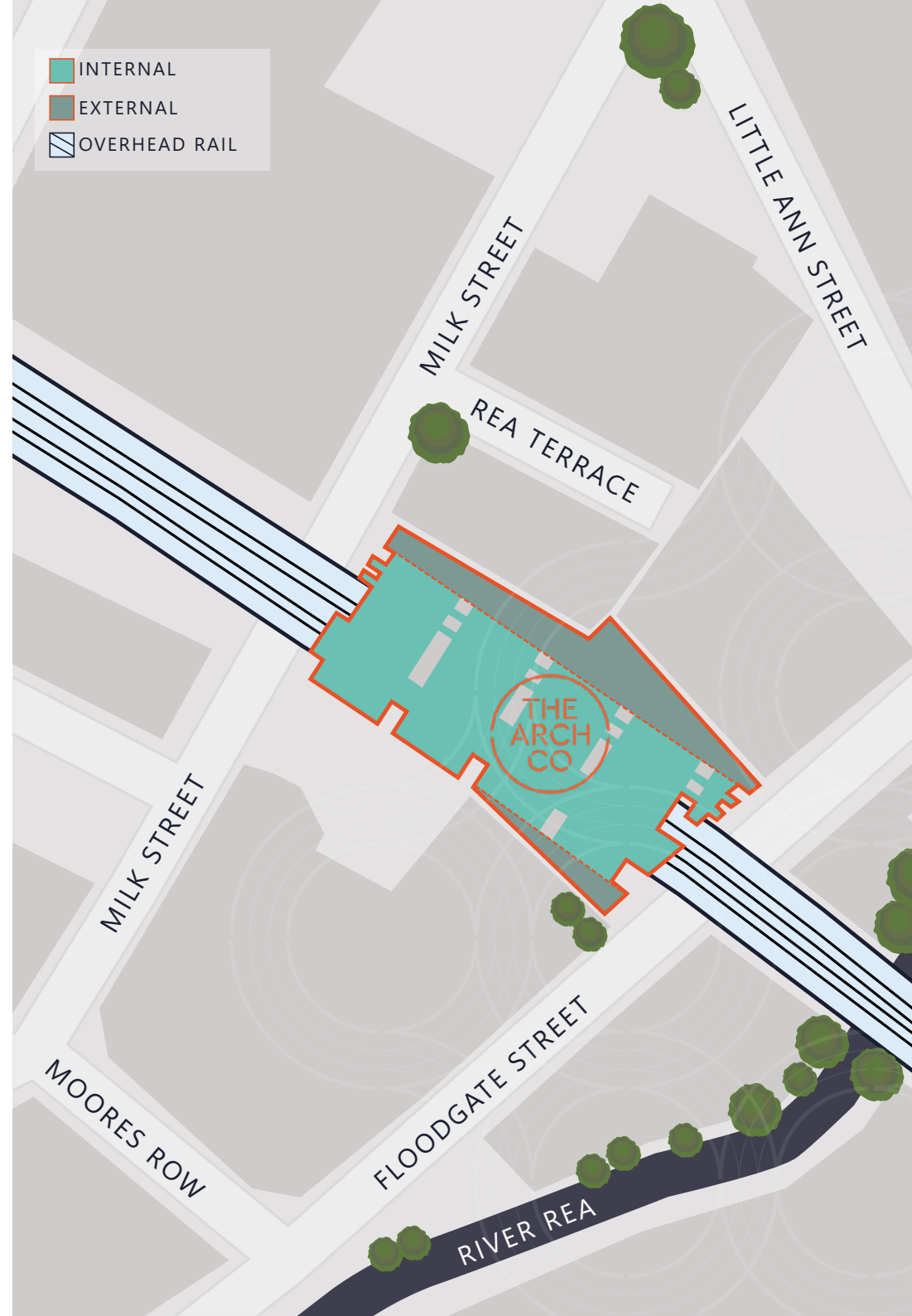
3-phase power



Water/ drainage



Gas



COSTS PER ANNUM

Rent (pa)	POA
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All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

No EPC required.

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840

leasing@thearchco.com

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued November 2025.



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